

# Surplus Property

**Property Utilization Committee**  
**May 15, 2013**



# Summary

- History
- Today
- Recommendations

# Real Property Inventory - History

## Non-Centralized or Uniform Acquisition System

- Purchased many different types of parcels
- Multiple entities for Ownership- State of Georgia, State Highway Department, and Georgia Department of Transportation
- Documented many different ways through time

Lower Prices/Less Restrictive or Defined approach to Establishing ROW Limits



# Real Property Inventory - Modern Context

- 18,000 Miles of Federal System
- Central Office to Oversee this activity
- Higher Real Estate Values/More Restrictive approach to establishing ROW Limits

# Business Operations and Procedures

- GDOT ROW Policy and Procedure Manual
- Official Code of Georgia Annotated (O.C.G.A 32-7)
- Code of Federal Regulation (23 C.F.R. 710 )

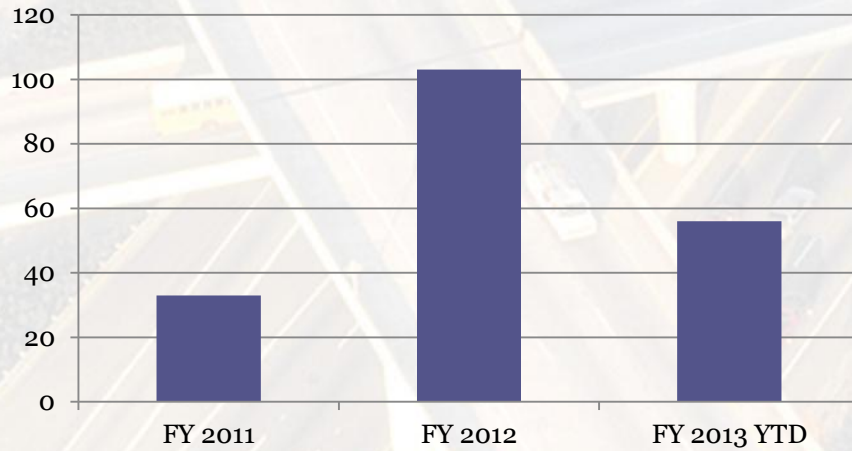
# Typical Properties in Inventory

- “R” Parcels- 185 “R” Parcels 2010-Present
  - Negotiated Settlements for “R” Parcels
  - Landlocked Remainders
  - Uneconomic Remnants
- Old Roadbeds from Shifted or New Location State Routes
- Advanced Acquisitions or Purchases on Projects that did not go to Construction

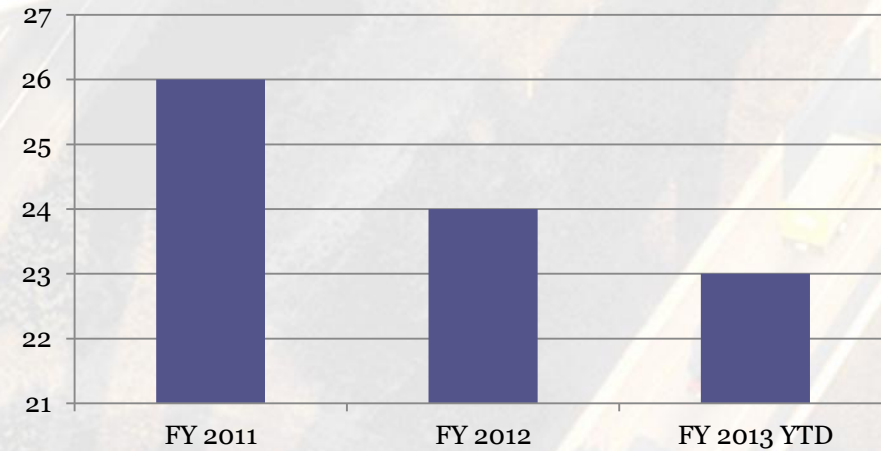


# History of Sales

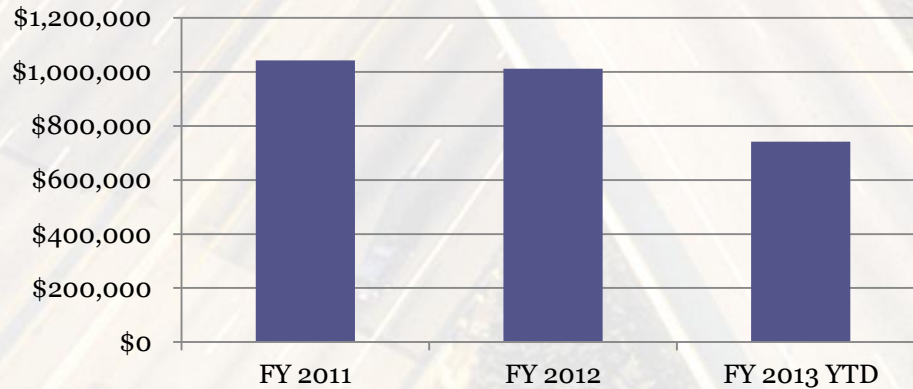
## Applications Received



## Properties Sold



## Total \$



## Leases

- FY 2011      25      \$240,854
- FY 2012      15      \$233,113
- FY 2013      33      \$308,844



# Real Property Identification and Inventory

## 3 Phase Initiative



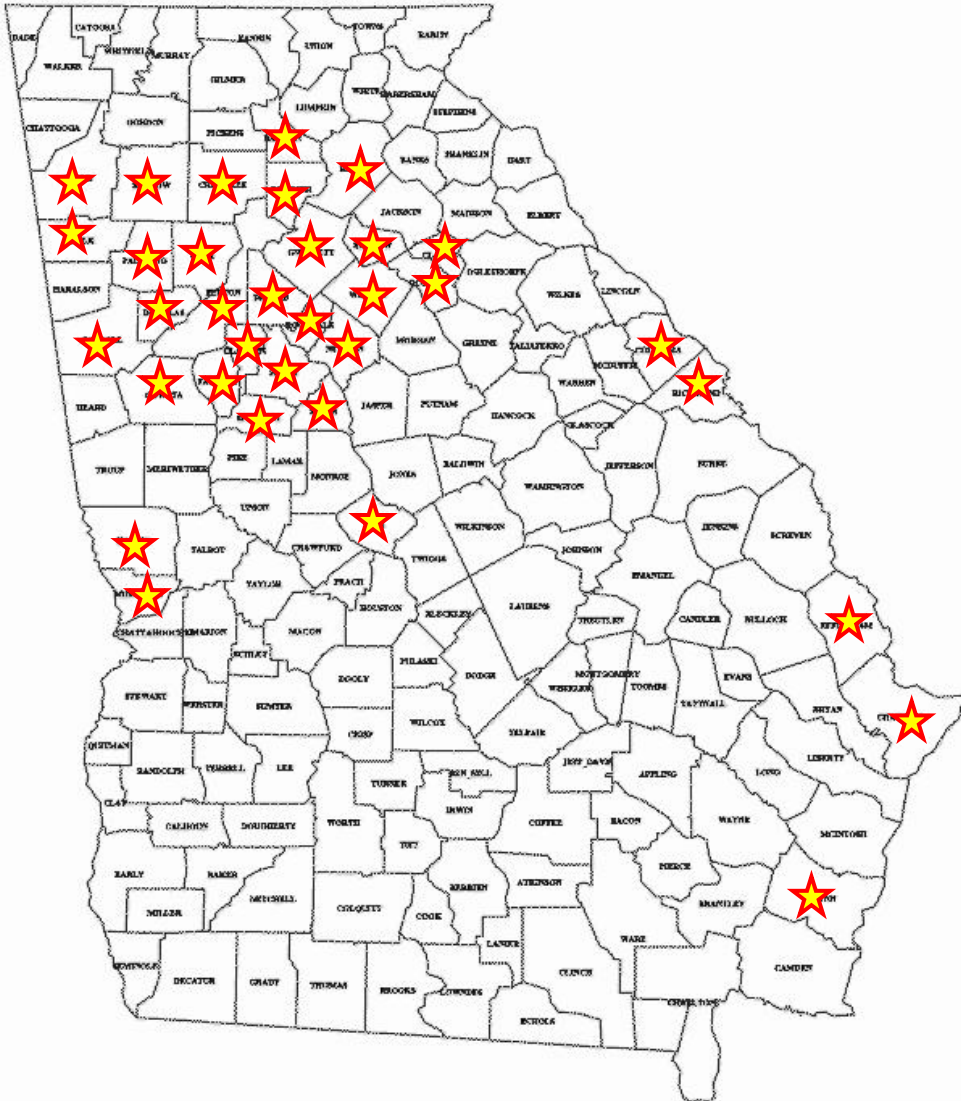
# Real Property Inventory Initiative- Scope of Assignment

- Identify Excess Property Owned by GDOT
- Compile a Database
- Perform a “Range of Value” Appraisal
- Determine Significant/Insignificant
- Cursory Classification for Disposal
- Produce a Report of Findings

# Evolution of Inventory

- Phase 1: 3 Counties (“Pilot Project”) - COMPLETED  
Douglas, Paulding, Bartow  
2007-2008
- Phase 2: 4 Counties – COMPLETED  
Cobb, Gwinnett, Clayton, DeKalb  
2008-2009
- Phase 3: 27 Counties-COMPLETED-Database Migration  
2010-2012

# Completed Research



## Phase 1

Bartow  
Douglas  
Paulding

34 Total Counties

## Phase 2

Clayton  
Cobb  
DeKalb  
Gwinnett

## Phase 3 (27)

Barrow  
Bibb  
Butts  
Carroll  
Chatham  
Cherokee  
Clarke  
Columbia  
Coweta  
Dawson  
Effingham  
Fayette  
Floyd

Forsyth  
Fulton  
Glynn  
Hall  
Harris  
Henry  
Muscogee  
Newton  
Oconee  
Polk  
Richmond  
Rockdale  
Spalding  
Walton



# Real Property Inventory Results

	Properties Identified	Significant Properties	Phase Cost
Phase 1- 2007	327	86	\$195,806
Phase 2- 2008/2009	2967	303	\$361,540
Phase 3- 2010- 2012	5974	1297	\$2,187,407
TOTALS	9268	1686	\$2,744,753

# Real Property Inventory - Remaining Counties

Counties and Miles	125 Counties: 13,050 Miles
Significant Properties	3,500+



# Property Approval, Clearance, Marketing and Selling Initiative



# Clearing, Marketing, and Selling-Pilot

- Step 1 – Develop a Best Practices Process – (Completed)
- Step 2 – Develop a Manual for Selling of Excess Property (Draft Manual Completed)
- Step 3 – Pilot Marketing and Sales – ongoing

# Pilot Disposal Properties

## Initial Parcel Group

<u>Property ID</u>	<u>County</u>
• GEP-015-28	Bartow
• <del>GEP-015-29</del>	<del>Bartow</del>
• <del>GEP-067-087</del>	<del>Cobb</del>
• GEP-067-140	Cobb
• GEP-089-626	DeKalb
• GEP-089-628	DeKalb
• <del>GEP-089-753</del>	<del>DeKalb</del>
• <del>GEP-089-754</del>	<del>DeKalb</del>
• GEP-089-770	DeKalb
• GEP-097-57	Douglas
• <del>GEP-223-12</del>	<del>Paulding</del>
• GEP-223-125	Paulding

## Supplemental Parcels

<u>Property ID</u>	<u>County</u>
• GEP-117-70	Forsyth
• GEP-117-69	Forsyth
• GEP-117-71	Forsyth
• GEP-089-628B	DeKalb



# Examples

Dekalb Properties: location checks



- ★ Dekalb\_Properties
- roads arc
- dekalb\_areas
- county

1 inch equals 200 feet  
0 100 200 400 Feet





# Lessons Learned-Process Refinements

- Indoctrinate Staff on the Importance of Initiative
- Outreach to Staff to Identify Roles
- Determine Resources- Internal vs. External
- Establish Parameters, Expectations, and Tracking
- Take Proactive Approach to Additional Parcels

# Best Practices/National Research

- Business Rules/Process
- Utilization of Technology
- Mapping/Databases
- External/Public Access
- Marketing the Program & Parcels

# Overall Recommendations

- Strategically Complete Research State-wide  
(Interstates & Major Corridors recommended at a minimum)
- Refine Usability and Maintenance Friendly Database
- Finalize Priorities & Guidelines for Disposals
- Prioritize Inventory for Future Disposals
- Proactive Approach to Disposal Program – Website, PDP, Classifications, Marketing

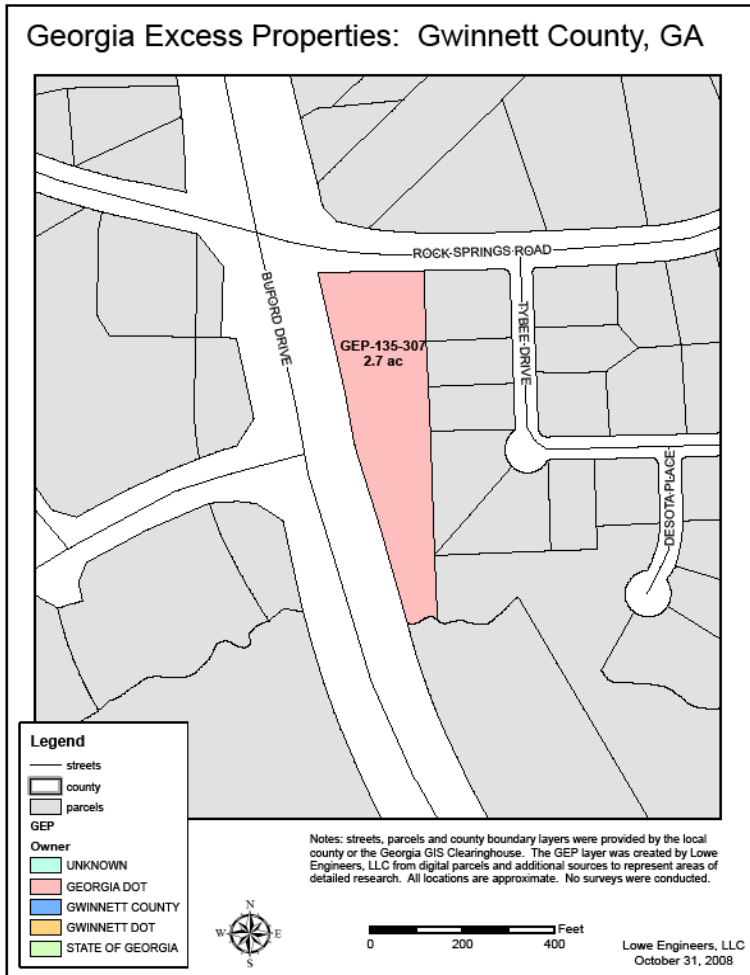


# Samples- Residential & Commercial Properties

From Phase I, II, & III

# Commercial GEP-135-307

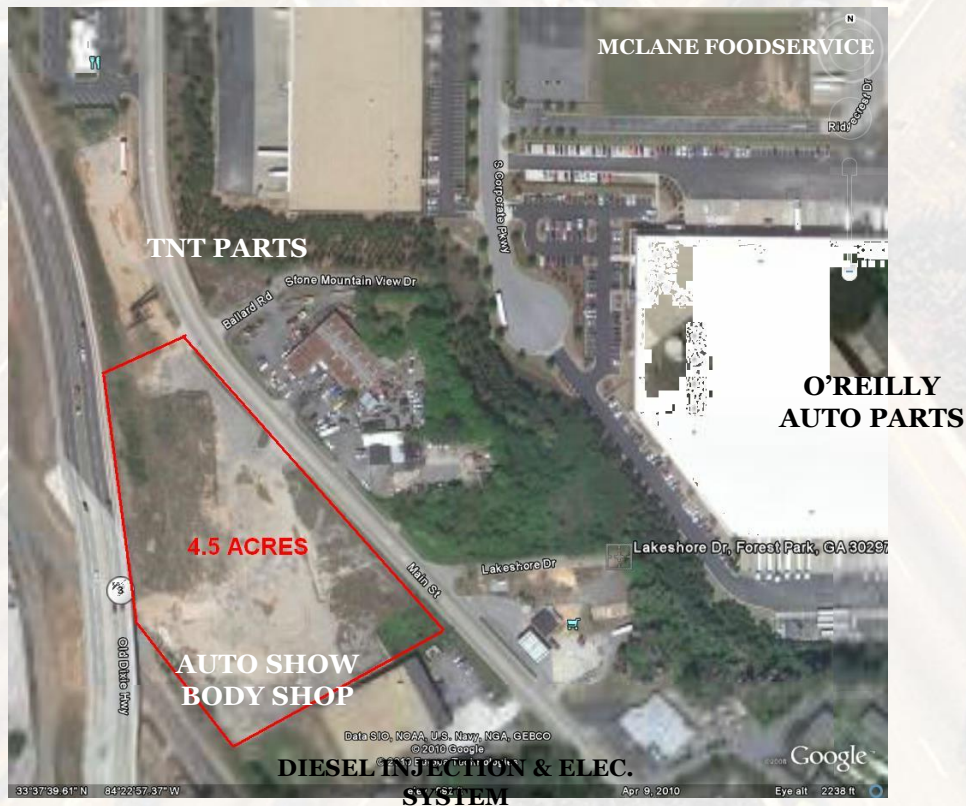
- EAST SIDE OF SR 20 JUST SOUTH OF ROCK SPRINGS ROAD
- 2.7 Acres





# Commercial GEP-063-226

- SOUTH WEST SIDE OF MAIN ST (GEORGIA HWY 160) ACROSS FROM LAKE SHORE DR
- 4.5 Acres



## Georgia Excess Properties: Clayton County, GA



Legend	
	streets
	county
	land lots
	Parcels (partial dataset)
	GEP Location
	GEP Approximate Area
	Owner
	Georgia DOT

Notes: streets, parcels, land lots, imagery (NAIP 2007) and county boundary layers were provided by the local county or the Georgia GIS Clearinghouse. The GEP layers were created by Lowe Engineers, LLC from digital parcels (if available) and additional sources to represent areas of detailed research. All locations are approximate. No surveys were conducted.



0 100 200 400 Feet

Lowe Engineers, LLC  
October 31, 2008



# Commercial GEP-063-108



- SOUTH SIDE OF RIVERDALE RD (SR 139)  
JUST EAST OF I-85
- 2.5 Acres

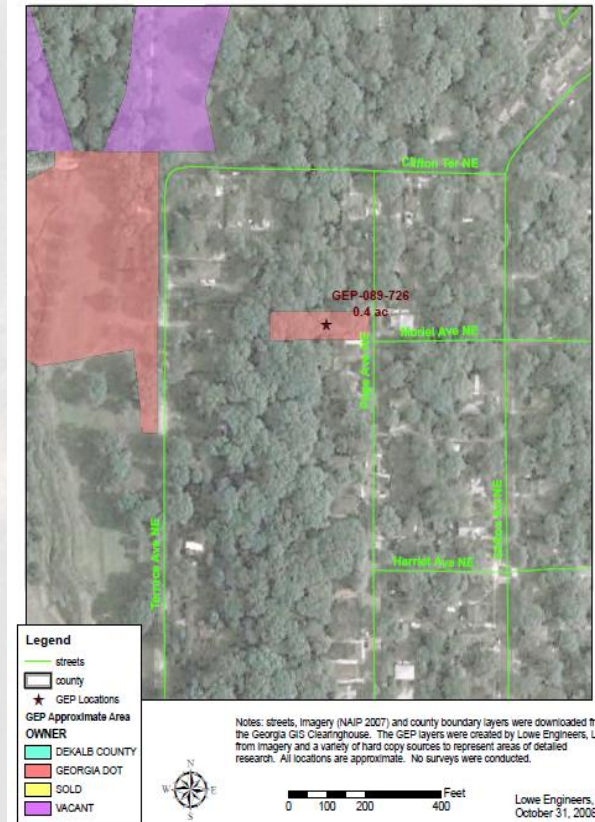




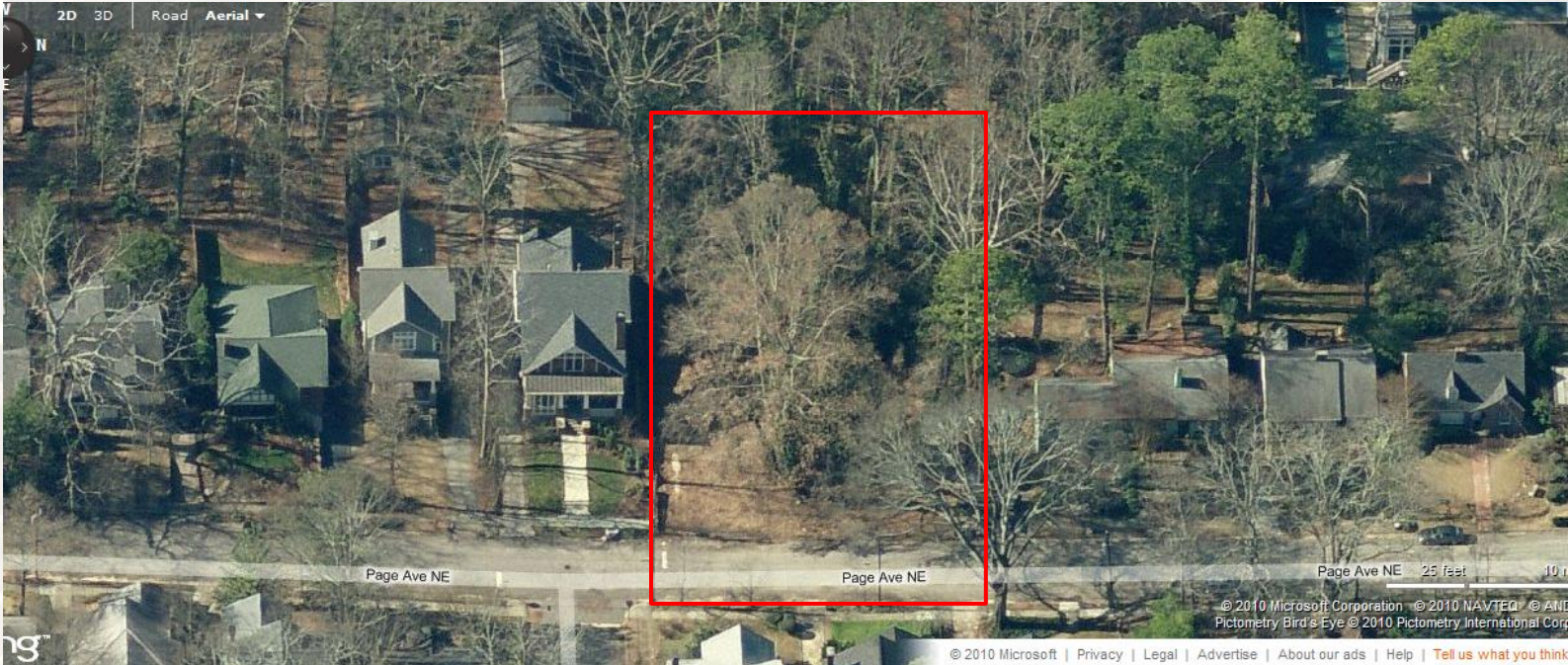
# Residential GEP-089-726

- Muriel Dr. & Page Ave.
- .54 acres
- Right of Way Deed
- Eminent Domain 1966

Georgia Excess Properties: Dekalb County, GA









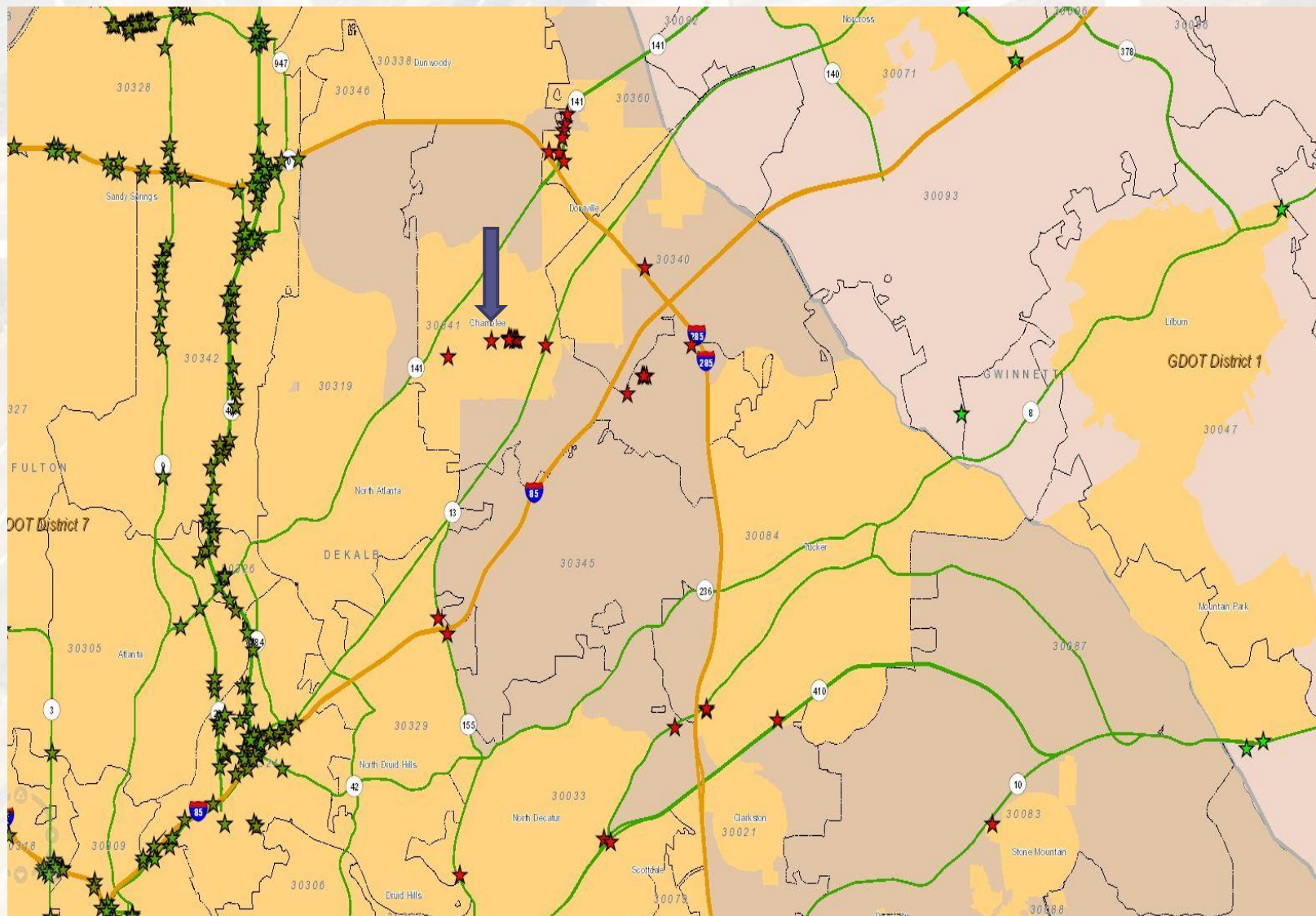


# GIS Database Demonstration

# STATE MAP

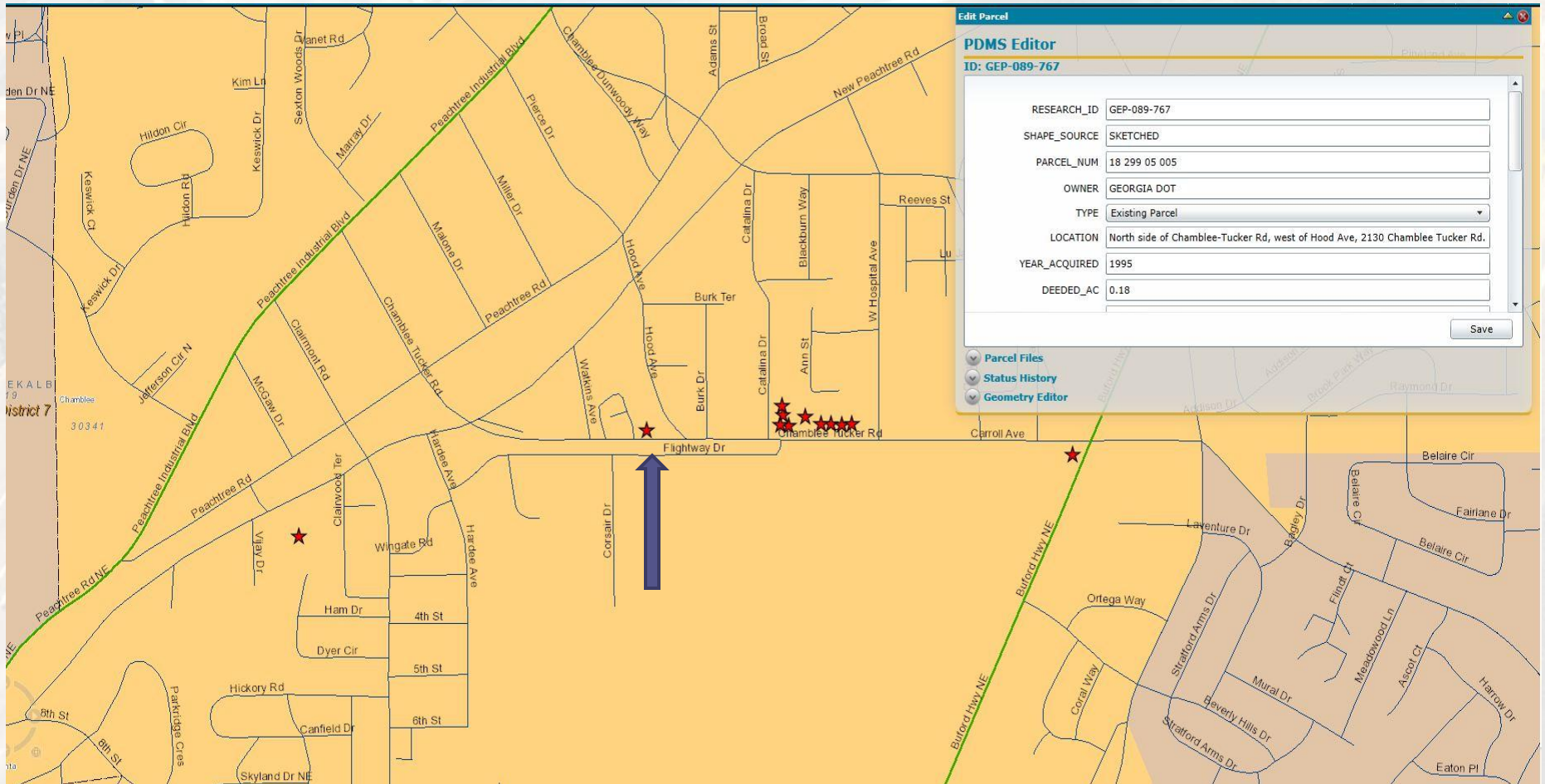




[illegible]



# LOCAL AREA MAP + DATA BOX



# DATA BOX

Map | Query | Reporting | Account | Help

**Edit Parcel**

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**PDMS Editor**

**ID: GEP-089-767**

RESEARCH_ID	GEP-089-767
SHAPE_SOURCE	SKETCHED
PARCEL_NUM	18 299 05 005
OWNER	GEORGIA DOT
TYPE	Existing Parcel
LOCATION	North side of Chamblee-Tucker Rd, west of Hood Ave, 2130 Chamblee Tucker Rd.
YEAR_ACQUIRED	1995
DEEDED_AC	0.18

Save

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**Parcel Files**

Add

gep-089-767.pdf	1.1 MB	X
map-gep-089-767.pdf	507.6 KB	X

Status History

Geometry Editor



# ACQUISITION DEED

## WARRANTY DEED

JUDY FORD, RIGHT OF WAY SECTION, D.O.T.,  
5025 NEW PEACHTREE ROAD NE, CHAMBLEE, GEORGIA 30341-3193

GEORGIA, DEKALB COUNTY

PROJECT NO. IXAM-9265(4)  
P.I. NO. 751370

THIS CONVEYANCE MADE AND EXECUTED THE 25<sup>TH</sup> DAY OF April, 1995.

WITNESSETH that Grace A. Gossett, the undersigned (hereinafter referred to as "Grantor"), is the owner of a tract of land in DEKALB COUNTY, through which the Chamblee-Tucker Road Widening Project, known as Project No. IXAM-9265(4), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land adjacent to the required right of way of said road, being more particularly described as follows:

ALL that tract or parcel of land lying and being in Land Lot 299 of the 18th Land District and/or N/A Georgia Militia District of Dekalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said property is hereby conveyed, consisting of 0.180 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated 5-13-94 revised 3-29-96, said plat attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby waives any and all rights of repurchase to the above described property. Grantor further acknowledges that this property is not required by the Department and is hereby conveyed at the request of the grantor.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and delivered this 25<sup>TH</sup> day of April, 1995 in the presence of:

WITNESS  
NOTARY PUBLIC  
JUNE 23, 1995  
DEKALB COUNTY, GEORGIA

DeKalb County, Georgia  
Real Estate Transfer Tax  
Paid \$ NONE  
CLERK, SUPERIOR COURT  
By Deborah P. Ponder  
Deputy Clerk

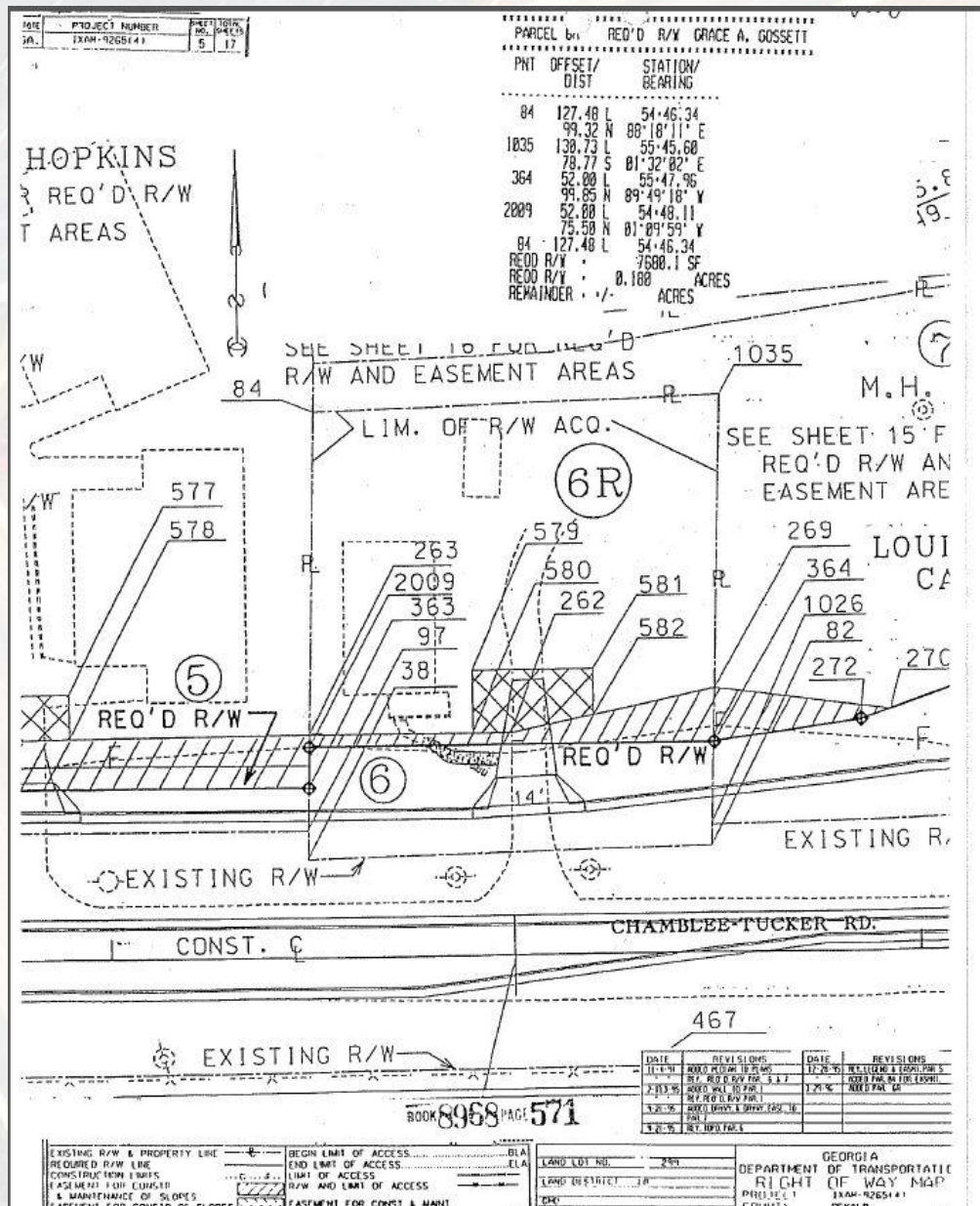
Grace A. Gossett (L.S.)  
Grace A. Gossett  
\_\_\_\_\_  
(L.S.)  
\_\_\_\_\_  
(L.S.)  
\_\_\_\_\_  
(L.S.)

PARCEL NO. 6-R DOT 118-R Warranty Deed

BOOK 8968 PAGE 569



# ACQUISITION PLAN SHEET



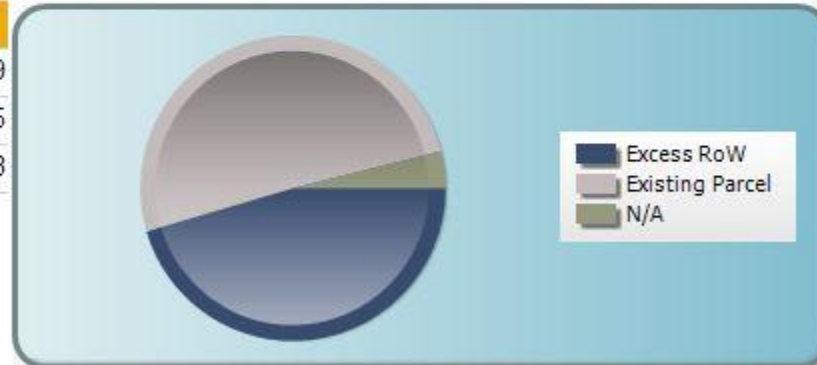
## Parcels Report

### Counties included in report

DEKALB

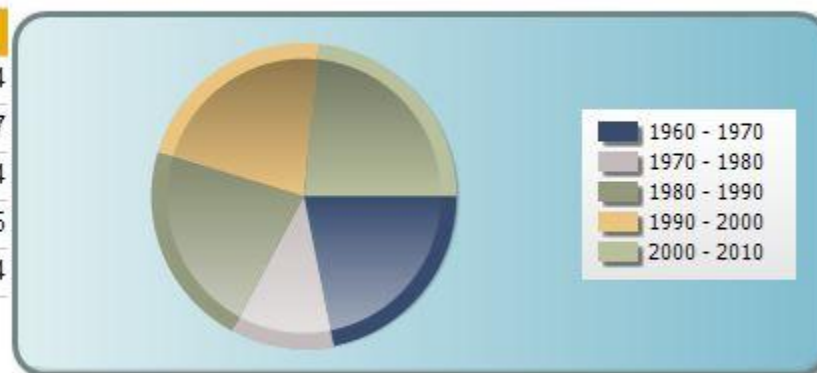
### Parcel Type Summary

Parcel Type	Count
Existing Parcel	39
Excess RoW	35
N/A	3



### Year Acquired Summary

Year Acquired	Count
1960 - 1970	14
1970 - 1980	7
1980 - 1990	14
2000 - 2010	15
1990 - 2000	14





# PARCEL DATA REPORT

RESEARCHID	Owner	Type	Acquired	Size	Phase	Status
GEP-089-724	GEORGIA DOT	Existing Parcel	1960	0.45	1	A
GEP-089-115	GEORGIA DOT	Excess RoW	1965	3.26	1	A
GEP-089-315	GEORGIA DOT	Excess RoW	1966	0.46	1	A
GEP-089-703	GEORGIA DOT	Excess RoW	1966	8.58	1	A
GEP-089-725	GEORGIA DOT	Existing Parcel	1966	0.15	1	A
GEP-089-720	GEORGIA DOT	Existing Parcel	1966	5.29	1	A
GEP-089-314	GEORGIA DOT	Excess RoW	1967	0.69	1	A
GEP-089-855	GEORGIA DOT	Existing Parcel	1967	18.86	1	A
GEP-089-856	GEORGIA DOT	Existing Parcel	1967	5.60	1	A
GEP-089-857	GEORGIA DOT	Existing Parcel	1967	2.47	1	A

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# Questions

